

Location Olympia House Armitage Road London NW11 8RQ

Reference: 18/1823/FUL Received: 21st March 2018
Accepted: 21st March 2018

Ward: Childs Hill Expiry 16th May 2018

Applicant: Mr A. Matsukis

Proposal: Third floor side extension

Recommendation: Approve subject to conditions

AND the Committee grants delegated authority to the Head of Development Management or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, OH-PP4-01, OH-PP4-02, OH-PP4-03, OH-PP4-07, OH-PP4-08, OH-PP4-09, OH-PP4-10, Design and Access Statement.

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

- 2 This development must be begun within three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s).

Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

- 4 Before the building hereby permitted is first occupied the proposed window(s) in the west elevation facing Woodstock Road shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted April 2013).

- 5 The premises shall be used for offices and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

- 6 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Development Management Policies DPD (adopted September 2012).

- 7 a) Before the development hereby permitted is first occupied, details of privacy screens to be installed shall be submitted to and approved in writing by the Local Planning Authority.

b) The screens shall be installed in accordance with the details approved under this condition before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure that the development does not prejudice the amenity of future occupiers or the character of the area in accordance with policies DM01 and DM02 of the Development Management Policies DPD (adopted September 2012), the Residential Design Guidance SPD (adopted April 2013) and the Sustainable Design and Construction SPD (adopted April 2013).

- 8 The proposed balustrades to the new rooftop amenity area hereby approved must be installed before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure that the development does not prejudice the amenity of future occupiers or the character of the area in accordance with policies DM01 and DM02 of the Development Management Policies DPD (adopted September 2012), the Residential Design Guidance SPD (adopted April 2013) and the Sustainable Design and Construction SPD (adopted April 2013).

Informative(s):

- 1 In accordance with paragraphs 186-187, 188-195 and 196-198 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.
- 2 The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at www.planningportal.gov.uk/cil.

The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge.

Please note that Indexation will be added in line with Regulation 40 of Community Infrastructure Levy.

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the Mayoral CIL charge are collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

You will be sent a 'Liability Notice' that provides full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, which is also available from the Planning Portal website.

The CIL becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us at: cil@barnet.gov.uk.

Relief or Exemption from CIL:

If social housing or charitable relief applies to your development or your development falls within one of the following categories then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: www.planningportal.gov.uk/cil.

You can apply for relief or exemption under the following categories:

1. Charity: If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf

2. Residential Annexes or Extensions: You can apply for exemption or relief to the collecting authority in accordance with Regulation 42(B) of Community Infrastructure Levy Regulations (2010), as amended before commencement of the chargeable development.

3. Self Build: Application can be made to the collecting authority provided you comply with the regulation as detailed in the legislation.gov.uk

Please visit <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> for further details on exemption and relief.

Officer's Assessment

1. Site Description

The site is Olympia House, an existing part 3 and part 4 storey office building on the northwest side of Armitage Road, close to Golders Green town centre within the Childs Hill ward.

While the building is adjacent to Golders Green Conservation area, the building itself is not within the Golders Green Conservation area and has no statutory designations.

2. Site History

Reference: 16/1499/FUL

Address: Olympia House, Armitage Road, London, NW11 8RQ

Decision: Approve subject to conditions

Decision Date: 23.05.2016

Description: Extension to existing second and third floors of an existing office building as previously approved under application reference 15/03472/FUL. Extension to 3rd floor level to accommodate an accessible WC. New amenity area and balustrades. New solar panels to roof and new windows to ground, first and second floors.

Reference: 15/01683/FUL

Address: Olympia House, Armitage Road, London, NW11 8RQ

Decision: Refused

Decision Date: 21 May 2015

Description: Extension to existing second and third floors of an existing office building. Alterations to pitched roof at first floor level on west and north elevations. (AMENDED DESCRIPTION)

Reference: 15/03472/FUL

Address: Olympia House, Armitage Road, London, NW11 8RQ

Decision: Approved subject to conditions

Decision Date: 23 July 2015

Description: Extension to existing second and third floors of an existing office building

3. Proposal

Planning permission is sought for a third floor side extension. This would be an increase in floor area to the previously approved third floor side extension to the existing office building as previously approved under application reference 16/1499/FUL. 'Extension to existing second and third floors of an existing office building as previously approved under application reference 15/03472/FUL. Extension to 3rd floor level to accommodate an accessible WC. New amenity area and balustrades. New solar panels to roof and new windows to ground, first and second floors'.

The proposed third floor side extension will accommodate approximately 30sqm additional office space. It will extend 2.2m deep x 13.7m wide and will incorporate a pitched roof. External alterations will remain the same as those previously approved under permission reference 16/1499/FUL. Ref. permission 16/1499/FUL approved an additional 99 sq m floorspace.

4. Public Consultation

290 consultation letters were sent to neighbouring properties.

7 letters of objection were received and comments are summarised below. It should be noted however that 3 of the respondents did not provide their full address.

- Building is an eyesore, unsightly and bulky
- The additional 3rd floor extension will cause overlooking into gardens of the surrounding houses.
- The additional office floorspace will result in parking pressure, congestion, overflowing bins
- The extension will harm daylight to the neighbours

Additionally, letters have been received, via the applicant's agent, from owners of 2 properties where objection comments have come from, claiming that they have no knowledge of the names of the persons who submitted the comments.

Members are reminded that they can decide how much weight they give to the source of the representations when it comes to making the decision.

Highways

The existing building consists of 1095sqm of office use with 16 parking spaces. The proposal is for extensions to provide an additional 30sqm of office use. Parking will be maintained as existing. No changes are being proposed to the existing vehicular access.

The site is located within a High Public Transport Accessibility Level area, within an all-day controlled parking zone in close proximity to Golders Green Underground station, several bus routes and town centre amenities.

Recommendation

The proposed extension is not expected to have a detrimental impact on the surrounding public highway, I therefore have no objections on highways grounds.

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The NPPF retains a presumption in favour of sustainable development. This

applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The Mayor's London Plan 2016

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5.
- Relevant Development Management Policies: DM01, DM02, DM11, DM14, DM17.

Supplementary Planning Documents

Residential Design Guidance SPD (adopted 2016)

Sustainable Design and Construction SPD (adopted 2016)

5.2 Main issues for consideration

- The principle of whether new office accommodation in this location is acceptable
- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.
- Whether the proposals would harm highway and pedestrian safety
- Impact of proposed additions since previous consent

5.3 Assessment of proposals

- The principle of whether new office accommodation in this location is acceptable. The proposal would extend the building by approximately 30 square metres in area and the previous consent extended 99sqm. Policy DM14 states that:
 - i. All proposals for new office space should follow a sequential approach which considers town centre sites before edge of centre sites.
 - ii. New industrial/warehousing space will be expected to locate in Locally Significant Industrial sites. Warehousing uses or uses which generate high levels of movement should be located in close proximity to tier one and two roads as set out in Policy DM17 Travel Impact and Parking Standards and minimise impact on residential areas.
 - iii. Proposals for new employment space will be expected to provide onsite servicing for the intended use and include space for waiting for goods vehicles.

The National Planning Policy Framework states that: Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up to date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge

of centre locations and only if suitable sites are not available should out of centre sites be considered.

When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale. Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the above factors, it should be refused.

Although no sequential test accompanies the application, the following factors should be noted:

- The site is in highly accessible location
- The proposals are for an extension to an existing office location in an edge of town centre location.
- The proposals result in only a small increase to the amount of office space on site.
- Previous permissions for office use on site

Taking these matters into consideration it is not considered that the proposals would be contrary to the general aims of the above policies.

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;

The proposal is a marginal extension to a previously approved scheme reference 16/1499/FUL. Under the previous planning application the proposals had been revised and the remaining parts of the extensions were well screened from the view on Armitage Road. Whilst they do add height and bulk to the building, the perception of this would largely be confined to the rear gardens and windows of houses on Woodstock Road. Furthermore the glazed appearance and pitched end to the top floor would help reduce the perceived bulk of the building. It is not considered that the proposals would harm the character and appearance of the street scene and general locality.

- Whether harm would be caused to the living conditions of neighbouring residents.
- The previous application was approved and officers concluded that given the orientation of the houses on Woodstock Road in relation to the site, it was considered that there would be no materially harmful loss of light to residents on Woodstock Road. Given the proposed scale and size of the third floor extension, including the proposed additional area, and its siting which in essence is an 'infill' extension along the established building line of the top floor, it is considered that it would not appear overbearing as viewed from the rear gardens of properties on Woodstock Road.

The proposed glazing on the side facing the houses on Woodstock Road would need to be obscure glazed, as in the previous scheme, in order to prevent the harmful overlooking of neighbouring residents.

In terms of the current proposal it would result in an additional 30sqm of office space and given the relatively small increase in office space, it is not considered that the proposed intensification of the existing use of the site would harm neighbouring residential amenity. Overall it is considered that the proposals would not harm the residential amenities of neighbouring residents.

- Whether the proposals would harm highway and pedestrian safety

The existing building consists of 1090sqm of office use with 16 parking spaces. The proposal is for extensions to provide an additional 30 sqm of office use together with the 99 sqm previously approved. Parking will be maintained as existing. No changes are being proposed to the existing vehicular access.

The site is located within a High Public Transport Accessibility Level area, within an all-day controlled parking zone in close proximity to Golders Green Underground station, several bus routes and town centre amenities. Highways officers raise no objections on highways grounds.

- Impact of proposed additions since previous consent

The proposed third floor side extension will accommodate approximately 30sqm additional office space. It will extend 2.2m deep x 13.7m wide which will incorporate a pitched roof. External alterations will remain the same as those previously approved under permission reference 16/1499/FUL. The proposed third floor side extension is considered modest and appears subordinate to the main building and will be in keeping with the character of the area.

External alterations remain the same as those previously approved, in particular windows in the west facing flank elevations will be fitted with 1.7m high obscure glazing to prevent potential overlooking and any loss of privacy to neighbouring occupiers.

Therefore, the proposed addition to the previous consent is considered acceptable.

5.4 Response to Public Consultation

Planning matters are addressed in the body of the report.

6. Equality and Diversity Issues

The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and support the Council in meeting its statutory equality responsibilities.

7. Conclusion

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed development would have an acceptable impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.